

Concept Plan Diagrams

Annapolis Recreation Center

Alt Breeding Schwarz Architects, LLC
209 Main Street Annapolis, Maryland

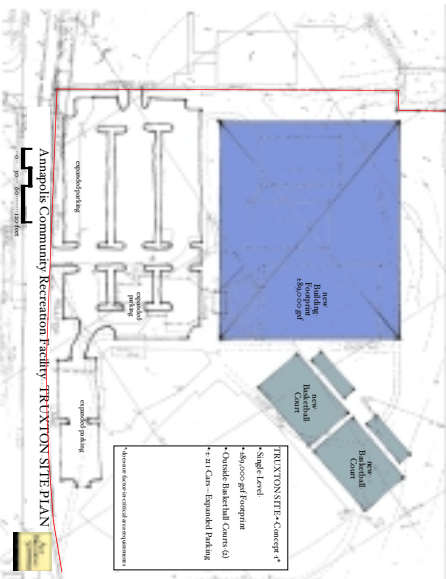
1 June 2004

Drum, Loyla & Associates, LLC
209 West Street Annapolis, Maryland



Site Evaluation • Truxton TRUXTON PARK (@ Hilltop Lane)

- Environmental Assessment
 - a. Phase I Assessment has been completed - no significant environmental contamination concerns; based on Phase I, further assessments not deemed necessary.
- Property Issues - none.
- Zoning
 - a. R3: "recreation and social" buildings permitted use;
 - Setbacks - non-issue.
 - Parking - 30% capacity of building- site capacity is 200-250 cars.
 - may require variance from parking requirement.
- Critical Area Overlay
 - a. RCA designation on eastern part of site - non-developable.
 - b. LPA designation on western/developable part of site
 - setbacks required at steep slopes;
 - multi-level building and parking may require setback variances;
 - single-level building and parking may be developed without variances.
 - "Imperious" area variances may be required to accommodate both building and parking requirements.
- Architecture
 - a. Program summary of #sq.footage:
 - single level building: 72,000sqf
 - two level building: 772,000sqf footprint, within - 250 cars parking.
 - b. Exterior Baskettall Courts - four (4) existing courts being displaced.
 - at least two (2) can be re-sited (single level building).
 - possibly four (4) can be re-sited (multi- level building).
 - c. Griescom Building removed.



ANNAPOLIS RECREATION CENTER
TRUXTON PARK SITE FEASIBILITY SUMMARY
TAYNAB #42 GRID - BARCEL 74



Site Concept Evaluation

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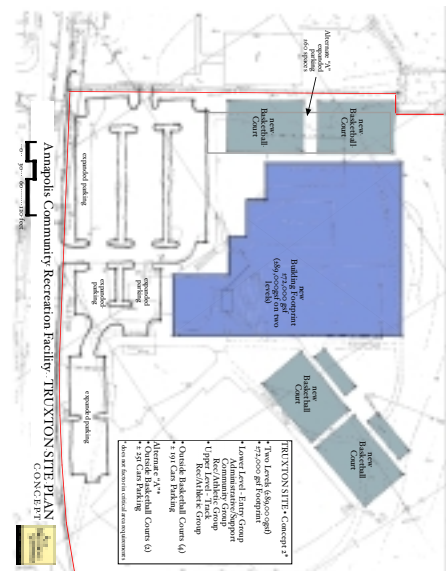
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Critical Area Overlay Zoning

The western portion of the Inuvik site is within the Chukotian Bay Critical Area Overlay Zone, while the eastern portion is outside the Critical Area.



This subject parcel is currently improved with existing parking, basketball courts, tennis courts, softball fields, tot for play ground, the Critchcom Building complex, the city parks maintenance office, and miscellaneous walkways, patios, seating areas, and grasses and landscaped areas. Despite the approximately 34 acre size of the subject parcel, the site development restrictions discussed below make the portion of the site that these facilities occupy the only practical developable area, so some or all of the existing facilities

- additional deeper sanitary sewer main also runs just offsite along the base of slopes to the northwest, and may be available for connection if appropriate offsite easements and approval of the associated environmental disturbance can be obtained.

better dated 14 May 2002 indicated that there were no significant environmental contamination concerns readily apparent at the

Property Issues

No known property impediments exist at the Ilwaco site other than a small, neglected cemetery located toward the southeast corner of the site.

Base Zoning Parameters

The entire Barton parcel has a base zoning of R₂. "Recreational and social buildings" are a permitted use in this zone, and the property meets minimum lot size and width requirements. The base building setbacks for this zone are 50' front, 15' side, and 5' rear, but the required front setback increases one foot for each three feet by which the building width exceeds forty feet, and the side setback increases one foot for each two feet by which the building height exceeds fifteen feet.

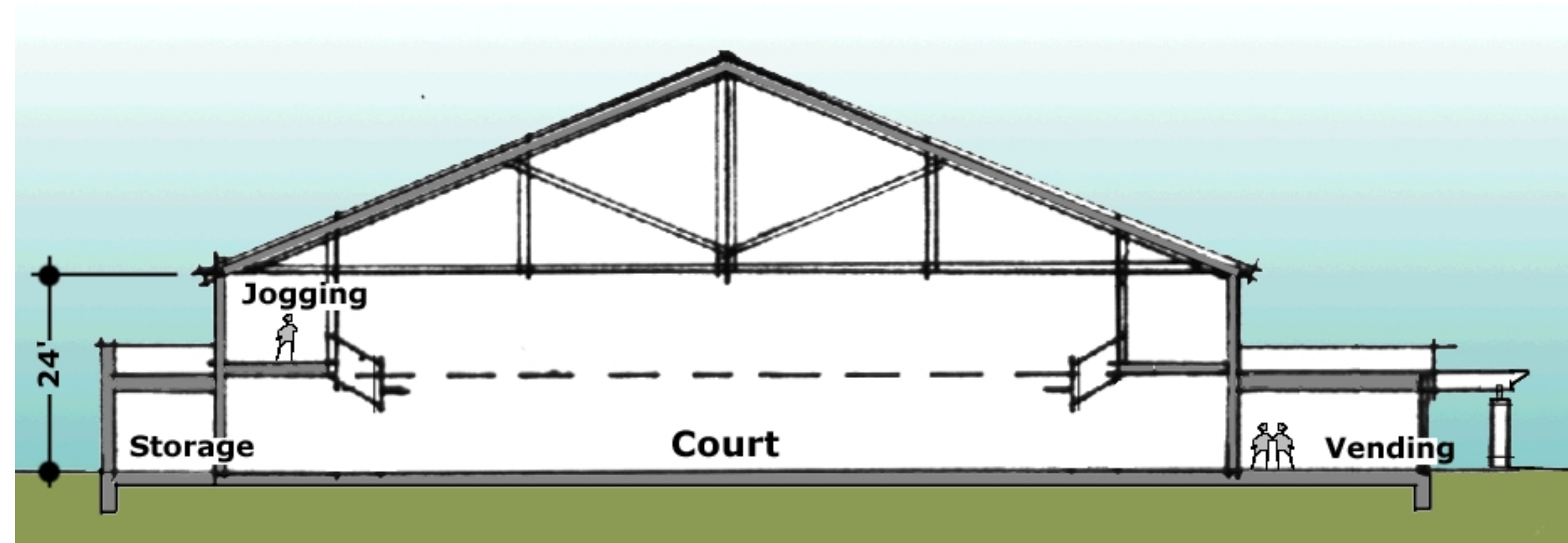
In residential zones, on-street parking is required to the extent determined by the planning and zoning commission for athletic fields and facilities, and in a number equal to 50% of the capacity in persons of any enclosed recreational building. For an enclosed building up to one hundred thousand square feet in gross area, one parking berth is also required. The parking must be set back from the minimum of 5' from street right-of-way, and for the proposed non-residential lots, 5' from any residential property line. Additional space for the protection access and dumpster facilities must also be provided inlaying out the site.

expected, and it is therefore difficult to anticipate the outcome of any such variance requests.

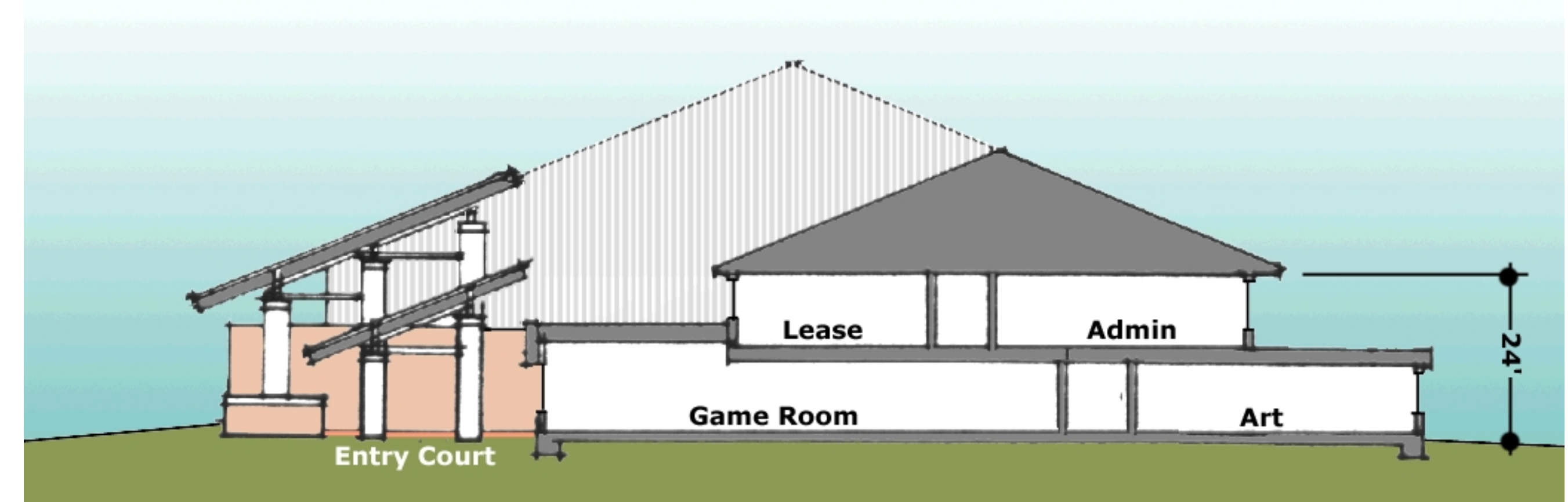
Within the limits of the urbanity defined outside area, the LDA designation allows more imperious coverage of only the parcel area, while the LDA designation permits *some* imperious coverage for the base residential zoning. By combining and redefining the total imperious coverage allowed over the entire site, it may be possible to achieve an adequate imperiousness allowance for the desired redevelopment within the LDA portion of the site, but if not, it may be necessary to seek a different reclassification of a portion of the existing LDA designation to IDA. We note that full stormwater management is required not far distance within the LDA, whereas stormwater management within the IDA is required only to reduce the current pollutant loadings by 10%, which may allow reduced facility discharge.

Wetlands

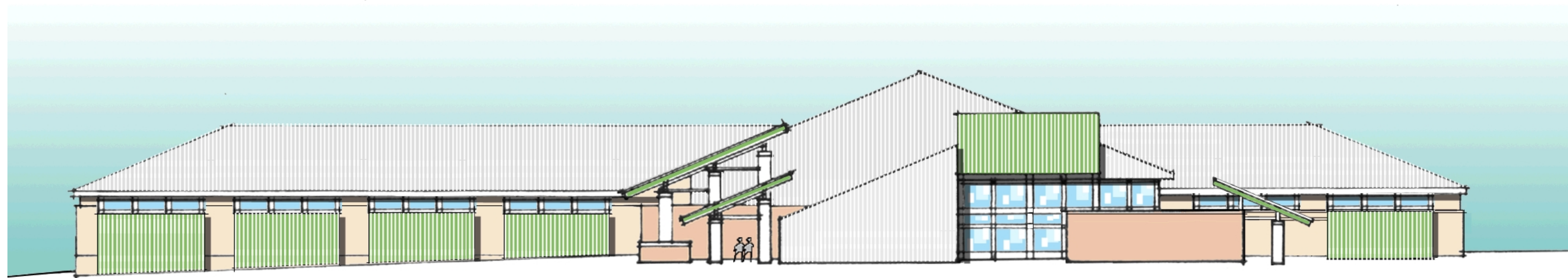
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Section at Basketball Court w/Track 1" = 15'



Section at Administration/Community Facilities 1" = 15'



Hilltop Lane Elevation Concept 1" = 15'